

175.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
930,600 / 930,600

USE VALUE:

930,600 / 930,600

ASSESSED:

930,600 / 930,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PIEDMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILLEY DANIEL M & KATHRYN	
Owner 2:	
Owner 3:	

Street 1: 16 PIEDMONT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Stucco Exterior and 2794 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							117108
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

PREVIOUS ASSESSMENT									Parcel ID	175.0-0003-0003.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	510,600	0	6,000.	420,000	930,600	930,600	Year End Roll	12/18/2019
2019	101	FV	384,900	0	6,000.	414,000	798,900	798,900	Year End Roll	1/3/2019
2018	101	FV	383,600	0	6,000.	318,000	701,600	701,600	Year End Roll	12/20/2017
2017	101	FV	383,600	0	6,000.	300,000	683,600	683,600	Year End Roll	1/3/2017
2016	101	FV	383,600	0	6,000.	276,000	659,600	659,600	Year End	1/4/2016
2015	101	FV	368,100	0	6,000.	258,000	626,100	626,100	Year End Roll	12/11/2014
2014	101	FV	368,100	0	6,000.	237,600	605,700	605,700	Year End Roll	12/16/2013
2013	101	FV	368,100	0	6,000.	237,600	605,700	605,700		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
WILLEY DANIEL M	30154-149		5/11/1999	Family	99	No	No					
	16937-561		4/1/1986		137,100	No	No	Y				

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment			Date	Result	By	Name			
11/14/2000	896	Addition	25,000	C				2 ST 16X16 ADDITIO			8/31/2018	MEAS&NOTICE	HS	Hanne S			
											3/14/2009	Inspected	345	PATRIOT			
											1/5/2009	Measured	345	PATRIOT			
											8/21/2001	Permit Visit	PM	Peter M			
											5/19/2000	Inspected	276	PATRIOT			
											1/4/2000	Mailer Sent					
											12/29/1999	Measured	243	PATRIOT			
											7/1/1988		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit: _____

Total: 420,000

apro

Database: AssessPro - FY2021

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROGRESS APPRAISAL SUMMARY

175.0-0003-0003.0

Parcel ID

117108

PRINT

Date

Time

12/11/20

03:33:34

LAST REV

Date

Time

10/02/18

13:15:38

mmcarkin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 6	- Stucco			A HBth: 1	Rating:												
Sec Wall: 2	- Clapboard	40%		OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: BEIGE& TAN				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1946	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G4		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6%												
Prim Int Wall: 2	- Plaster			Functional:													
Sec Int Wall: 1	1 - Drywall	50%		Economic:													
Partition: T	- Typical			Special:													
Prim Floors: 3	- Hardwood			Override:													
Sec Floors: 4	4 - Carpet	40%		Total: 4.6%													
Bsmnt Flr: 4	- Carpet			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar:				Size Adj.: 1.10258615													
Electric: 3	- Typical			Const Adj.: 1.00600004													
Insulation: 2	- Typical			Adj \$ / SQ: 138.650													
Int vs Ext: S				Other Features: 100250													
Heat Fuel: 2	- Gas			Grade Factor: 1.10													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 535181													
% Com Wall		% Sprinkled:		Depreciation: 24618													
				Deprecated Total: 510563													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X12	A	AV	1998	0.00	T	16.8	101					
PARCEL ID 175.0-0003-0003.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					